004.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,200 / 957,200
					USE VALUE:	957,200 / 957,200
					ASSESSED:	957,200 / 957,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	-53A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEFANIS DIMITRIOS P--ETAL
Owner 2:	STEFANIS FOTINI
Owner 3:	
Street 1:	53 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Aluminum Exterior and 2599 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	520,100	5,100	432,000	957,200
Total Card	0.092	520,100	5,100	432,000	957,200
Total Parcel	0.092	520,100	5,100	432,000	957,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.28 /Parcel: 368.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4532

GIS Ref

GIS Ref

Insp Date 08/26/17

!482!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	520,100	5100	4,000.	432,000	957,200		Year end	12/23/2021
2021	104	FV	459,500	5100	4,000.	432,000	896,600		Year End Roll	12/10/2020
2020	104	FV	459,500	5100	4,000.	432,000	896,600	896,600	Year End Roll	12/18/2019
2019	104	FV	356,800	5100	4,000.	459,000	820,900	820,900	Year End Roll	1/3/2019
2018	104	FV	356,800	5100	4,000.	334,800	696,700	696,700	Year End Roll	12/20/2017
2017	104	FV	333,200	5100	4,000.	291,600	629,900	629,900	Year End Roll	1/3/2017
2016	104	FV	333,200	5100	4,000.	248,400	586,700	586,700	Year End	1/4/2016
2015	104	FV	297,100	5100	4,000.	243,000	545,200	545,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:34:54

LAST REV

Date	Time
08/17/21	11:25:18
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 482

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	923-124		6/28/1979		78,000	No	No		N

USER DEFINED

Prior Id # 1:	4532
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2020	1467	Inter Fi	62,800	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2021	Permit Visit	DGM	D Mann
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Meas/Inspect	294	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/20/1999	Measured	263	PATRIOT
9/20/1999	Mailer Sent		
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09718907
Const Adj.:	1.00237501
Adj $ / SQ:	197.963
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706652
Depreciation:	186556
Depreciated Total:	520096

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

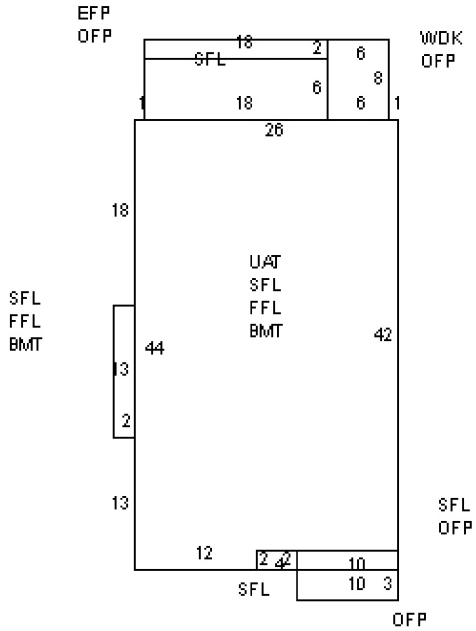
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	197.96
Special Features:	0	Val/Su Net:	125.90
Final Total:	520100	Val/Su SzAd	221.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,206	197.960	238,743
BMT	Basement	1,142	59.390	67,822
FFL	First Floor	1,142	197.960	226,074
UAT	Upper Attic	279	132.640	37,005
OFP	Open Porch	206	24.570	5,061
EFP	Enclos Porch	108	52.560	5,676
WDK	Deck	48	16.040	770
	Net Sketched Area:	4,131	Total:	581,151
Size Ad	2348	Gross Area	4968	FinArea 2599

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100